

Big Chimneys Park and Transportation Improvements

Category: Recreation & Parks

Department Lead: Recreation & Parks

Type: New Project

Project Description, Benefit, Estimate, and Schedule

During the review and approval process for the Rushmark/Harris Teeter mixed use special exception (SE) project the community discussed the impact of this large project on the neighboring area. Therefore, as part of the approved SE the developer has committed \$50,000 for a Big Chimneys study or project implementation, to offset impacts in conjunction with the overall adopted master park plan, as well as a traffic impact analysis post construction and \$100,000 for potential traffic mitigation improvements. Additionally, the Council signaled its intent to use a portion of the proceeds from City land sale, for this project, to offset impacts if the future studies outcomes warranted additional investment. This CIP project identifies up to \$1,000,000 of potential funding for both park and transportation improvements, in the area of the Rushmark project, but the actual projects and amount of funding will be determined after issuance of certificate of occupancy and studies completion which is anticipated by FY17. The Planning Commission's desire is for a majority of the funds to support the Big Chimney Park and other transportation funding resources be used if at all feasible. Recreation and Parks along with the Advisory Board to Recreation and Parks is in the beginning stages of working with the neighbors of Big Chimneys to update the Master Park Plan for Big Chimneys to prepare for the best use of the funding.

**Capital Funding Plan**

Funding Source	Prior Approp.		Available Funding*		FY2017	FY2018	FY2019	FY2020	FY2021	Total
Local (PAYGO)	\$	-	\$	-	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$	-	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$	-	\$	-	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000

Funding Notes:

**if no activity per City Charter (Section 6.19) in 3 years note as re-appropriation action*

Impact on Operating Costs**Conformity with Comprehensive Plan and Council Strategic Plan**

To be determined and refined once specific projects are defined but in general this project is consistent with the Comprehensive Plan goals related to park accessibility and amenities as well as effective transportation modes for vehicles, transit and pedestrians. This CIP item is also consistent with the Parks For People Plan portion of the City Comp plan adopted in FY16.

Howard E. Herman Stream Valley Park

Category: Recreation & Parks

Department Lead: Recreation & Parks

Type: Ongoing Project

Project Description, Benefit, Estimate, and Schedule

This project will provide a trail that runs from Broad Street to the City's Bike Trail, adjacent with Tripps Run. In coordination with the current storm water project at this park, previously allocated funds have been used to engineer and construct a foot bridge that provides access to the park from Rollins Street, as well as a more complete extraction of exotic invasive plant species. A trail has been constructed as part of the storm water project. Engineering and implementation of trail enhancements, an additional entrance to the park from Lee Street on an easement, signage, benches, trash receptacles and a more visible entrance from Broad Street will be completed using future funds being requested.

**Capital Funding Plan**

Funding Source	Prior Approp.	Available Funding*	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Local (Debt)	\$ 271,500	\$ 110,700	\$ 148,000	\$ -	\$ -	\$ -	\$ -	\$ 419,500
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$ 271,500	\$ 110,700	\$ 148,000	\$ -	\$ -	\$ -	\$ -	\$ 419,500

Funding Notes: \$100,000 was reallocated to Master Park Implementation in FY16. This was done because the stormwater project in the park addressed some of the planned improvements. An additional \$100,000 reallocation request is being requested for FY17 to bring Cherry Hill Park playground equipment up to ADA standards as part of the replacement project being planned for FY17. The City does not currently have any fully accessible playgrounds in the City. The funding should transfer to the Master park Implementation funds.

**if no activity per City Charter (Section 6.19) in 3 years note as re-appropriation action*

Impact on Operating Costs

Impact will be minimal as these parks already exist. There will be some maintenance needs that can be addressed at current staff levels.

Conformity with Comprehensive Plan and Council Strategic Plan

Completing a trail through HEHSVP is consistent with the Comprehensive Plan as one of the goals articulated in the "Parks For People Plan" chapter of the adopted plan to maintain a high quality of existing parkland and open space and continue efforts to link parks, open space and transportation corridors with bike trails and footpaths. The trail through HEHSVP will serve as a link in the City's efforts to have a trail that runs from Broad Street to the City's bike trail adjacent to Tripps Run.

Park Master Plan Implementation

Category: Recreation & Parks

Department Lead: Recreation & Parks

Type: Ongoing Project

Project Description, Benefit, Estimate, and Schedule

The following project is for the implementation of completed master plans for parks in the City. Implementation of the master plans requires the purchase and installation of park and play equipment; construction of an athletic field; regrading and addressing drainage issues; rain garden design and installation; interpretive signage design, purchase and installation; plant purchase and installation; and the maintenance and repair of pathways, fences and picnic shelters. Another aspect will be to begin the process of making the parks and amenities in the parks accessible according to ADA standards. Funds are being requested from FY17 through FY21 to complete some of the work on park master plans. At the time of funding, staff will work with the Recreation and Parks Advisory Board to best determine how to allocate the money to specific park projects. \$100,000 of funding is requested for reallocation into this fund, from HEHSVP CIP funding, to create a fully ADA accessible playground in Cherry Hill Park as part of a planned replacement of the playground equipment. The ADA portion of this project will satisfy federal law when building and maintaining playground equipment for use by the general public according to the Department of Justice. The funds requested in FY20 represents a need to replace pathways throughout City parks. The Recreation and Parks Department maintains almost 5,000 square yards of pathways, many of which are in terrible condition and do not meet ADA requirements. Rather than doing a little bit each year, we plan to do all pathways in FY20 for cost savings.

**Capital Funding Plan**

Funding Source	Prior Approp.	Available Funding*	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Local (PAYGO)	\$ 400,000	\$ 222,000	\$ -	\$ 400,000	\$ 200,000	\$ -	\$ -	\$ 1,000,000
Local (Debt)	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 600,000	\$ -	\$ 700,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$ 400,000	\$ 222,000	\$ 100,000	\$ 400,000	\$ 200,000	\$ 600,000	\$ -	\$ 1,700,000

Funding Notes: Due to the nature of the park implementation program, it is difficult to determine detailed costs. Park Master Plan Implementation is cyclical by nature and will be continuously ongoing. An estimated cost to include all required ADA aspects of the Cherry Hill playground component replacement is \$100,000.

**if no activity per City Charter (Section 6.19) in 3 years note as re-appropriation action*

Impact on Operating Costs

Impact will be minimal as these parks already exist. There will be some maintenance needs that can be addressed at current staff levels.

Conformity with Comprehensive Plan and Council Strategic Plan

Completion of park master plans is consistent with the Comprehensive Plan as one of the goals articulated in the "Parks For People Plan" chapter of the adopted plan. The overall vision for this chapter states, in part, that "The City will conserve and maintain existing parks...and the City will continue to provide facilities and programs for active and passive recreational activities to meet the needs of all residents and persons working in the City..." In addition, a synopsis of each of the approved park master plans is contained in the Comprehensive Plan. This project is also consistent with Council's Vision/Strategic Plan which articulates a commitment to parks and open spaces and contains a goal to implement plans.

Acquisition of Open Space

Category: Recreation & Parks

Department Lead: Recreation & Parks

Type: Ongoing Project

Project Description, Benefit, Estimate, and Schedule

The City Council appointed Task Force on Open Space Acquisition identifies and prioritizes parcels of land that should be preserved as open space, advises the City council on a financial strategy for land acquisition; and develops an implementation plan to put the City in the most favorable position to act as opportunities appear. The reasons for making the acquisition of open space a high priority for the City include: -The Northern Virginia Region continues to grow in population and commercial activity -The Citizens of Falls Church value the quiet and serenity that can be found in its natural areas and recognize the benefit these places have in terms of cleaner air, reduced storm water run-off, and as places for neighbors to come together and enjoy the outdoors. During the last several decades the City's citizens have participated in the City's planning efforts, and have repeatedly emphasized the value of open space as an important part of their quality of life. The City has made significant investments in land for public parks and the time is right to renew its commitment to open space acquisition.

Future uses of these funds would be used to increase current park land, or provide an additional access point to Roberts Park or West End Park. The number one priority per the Task Force for the past several years has been finding space where we can build additional rectangular playing fields.

**Capital Funding Plan**

Funding Source	Prior Approp.	Available Funding*	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Local (PAYGO)	\$ 1,075,000	\$ 1,075,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,075,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$ 1,075,000	\$ 1,075,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 2,075,000

Funding Notes: Recreation and Parks Advisory Board and others have recommended Council establish a set of voluntary concessions for new development which would allocate funds for Open Space.

**if no activity per City Charter (Section 6.19) in 3 years note as re-appropriation action*

Impact on Operating Costs

Any new land brought into public ownership by the City will carry with it new operating costs. The calculation of these costs will depend on the acreage and use of the land.

Conformity with Comprehensive Plan and Council Strategic Plan

Chapter Six, "Parks For People Plan", of the Comprehensive Plan establishes a clear vision for the City with respect to the need for open space and parkland: "The City will conserve and maintain existing parks, open space, recreational facilities, and natural features. Land that is currently designated for parks and open space acquisition will be acquired and the City will continue to provide facilities and programs for active and passive recreational activities, which along with existing and new regional facilities, will meet the needs of all residents and persons working in the City. The City's parkland, open spaces, and greenways network will serve as a functional system within which people will travel to various destinations, recreate, and enjoy nature. This system will also fill the aesthetic and environmental requirements of the City to offset the highly developed nature of privately owned land in our suburban setting."

Downtown Public Plaza

Category: Recreation & Parks

Department Lead: Recreation & Parks

Type: New Project

Project Description, Benefit, and Schedule

The Economic Development Authority (EDA) proposes a redesigned, rebuilt and re-purposed public plaza on approximately 9,400 sf of land owned by the City (portion of RPC# 51-105-004) and fronting Route 7 between privately owned buildings at 116 and 126 W. Broad Street. An adjacent, privately-owned alleyway may be added to the plaza, contingent upon owner agreement. A new plaza will have positive economic, aesthetic and functional impacts on the downtown. In addition to previous expenditures totaling \$16,600 for project design, preliminary costing, and driveway traffic count analysis, the EDA is prepared to donate up to \$550,000 through a conditional grant to build a plaza in its entirety. As conceived, the plaza would feature ADA accessible landscaped and hardscaped areas, with pod and stair seating for open air performances, movable tables and chairs for public use and in areas for private dining, as well as an interactive water feature. The EDA encourages the integration of public art and murals into the design of the plaza and adjacent space. Project design anticipates relocation of an existing Dominion Power transformer, but if necessary, the plaza can be built with the transformer in place. The EDA seeks to complete the project within 24 months of approval.

**Capital Funding Plan**

Funding Source	Prior Approp.	Available Funding*	FY2017	FY2018	FY2019	FY2020	FY2021	Total	
Grant	\$16,600	\$	\$550,000	\$	-	\$	-	\$	566,600
	\$	-	\$	-	\$	-	\$	-	\$
	\$	-	\$	-	\$	-	\$	-	\$
	\$	-	\$	-	\$	-	\$	-	\$
	\$	-	\$	-	\$	-	\$	-	\$
	\$	-	\$	-	\$	-	\$	-	\$
Total:	\$16,000	\$	\$550,000	\$	-	\$	-	\$	566,600

Funding Notes: EDA has taken action to reserve up to \$550,000 from its Landbanking Fund as a conditional grant for this project. Cost estimates for the conceptual design are attached. The estimates reflect a base cost of \$351,000, including 14% overhead & profit, and 15% contingency. There are alternate costs totaling an additional \$521,000, including an allowance of \$50,000 for a water feature. Funding is available in the grant to cover costs for construction/project management.

**if no activity per City Charter (Section 6.19) in 3 years note as re-appropriation action*

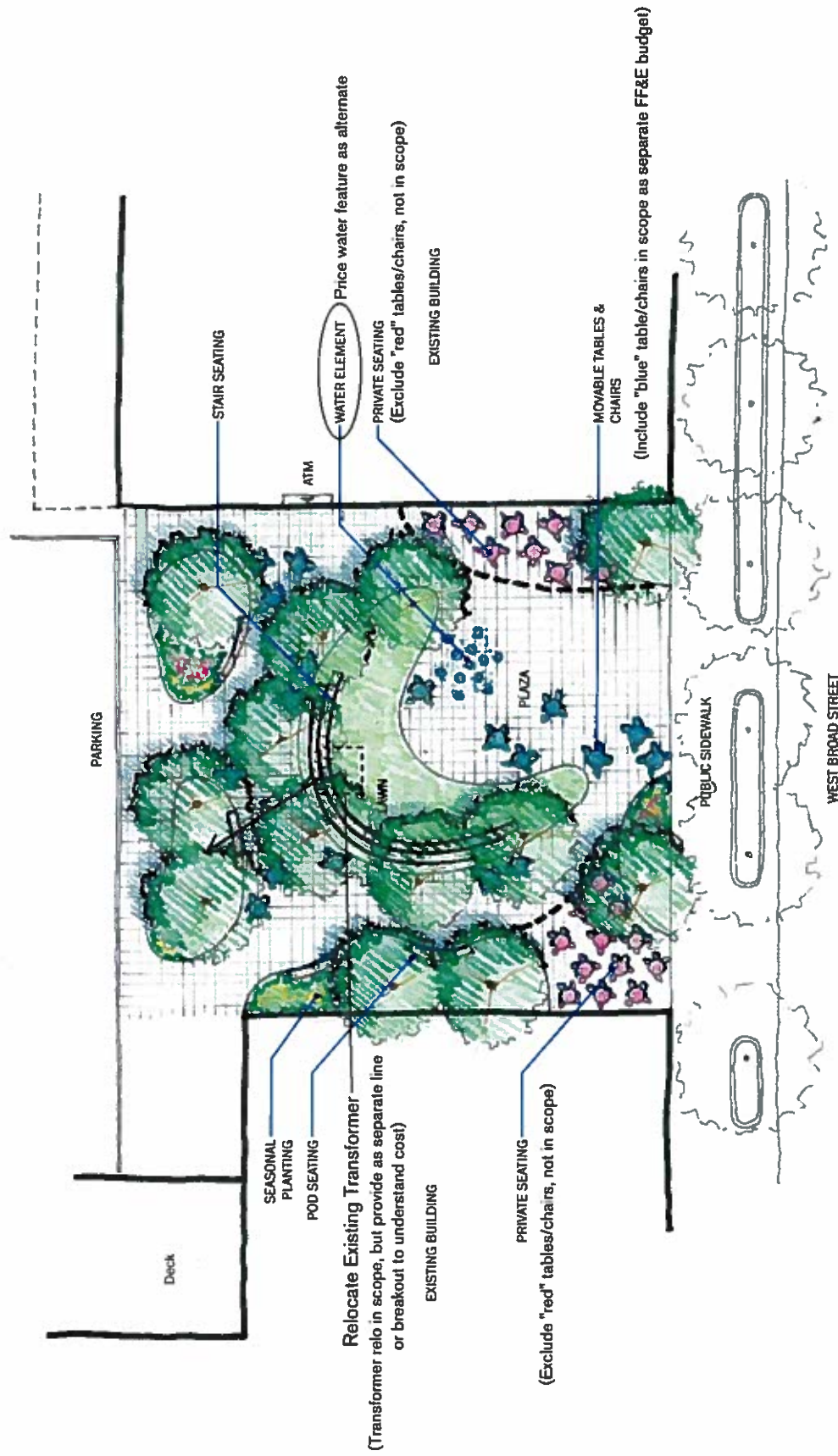
Impact on Operating Costs

Future ongoing maintenance costs will be determined in part on final design and content of the public plaza.

Conformity with Comprehensive Plan and Council Strategic Plan

The downtown public plaza is consistent with the following Comprehensive Plan chapters and goals: Parks, Open Space, and Recreation (provide opportunities for exercise, social interaction, relaxation; contribute to community culture and aesthetics; attract skilled labor to live nearby and entrepreneurial companies to locate in the vicinity; maintain high quality parks and open space; design parks to related to surrounding uses, including using parks to serve as both buffers and gateways); Land Use and Economic Development (efficient land use to promote ED with the City's commercial districts; develop a city center near Broad and Washington to include recreation and civic uses; encourage retention and expansion of existing businesses); and Community Character, Appearance, and Design (promote use of sound architecture and design principles, strengthen the appearance and accessibility of the City's commercial corridors; encourage new development or redevelopment that includes a mixture of uses, public gathering spaces, and adequate landscaping).

Option 3B



On January 5, 2016 the EDA Board of Directors approved the following resolution by unanimous vote:

EDA Conditional Grant for Downtown Public Plaza

The EDA proposes a redesigned, rebuilt and re-purposed public plaza in the 100 block of W. Broad Street. A new plaza will have positive economic, aesthetic and functional impacts on the downtown. In addition to its previous commitment of funds for project design, costing, and planning, the EDA will donate to the City's Parks and Recreation program up to \$550,000 to build the plaza under the following conditions:

1. The plaza shall be designed consistent with one of the three options created by Olin Studios for the EDA, with preference for "Option 3B" and a water feature.
2. The plaza will be completed within 24 months.
3. The City shall be responsible for managing final project design, competitive bidding, and contract management.
4. The City and EDA will make best efforts to incorporate the adjacent, privately-owned alleyway into the project.
5. The City shall provide ongoing maintenance for the plaza.
6. The City will work with Dominion Power and others as needed to make best efforts to relocate the transformer before or during construction of the plaza.
7. EDA, City Council and others as may be required will jointly review and approve the final plaza design.

If the conditions outlined herein are not accepted or achieved by the City, the EDA shall retain its resources in a landbanking fund for other purposes and opportunities.



CITY OF FALLS CHURCH

December 9, 2015

The Honorable Mayor David Tarter
and Members of the City Council.

Dear Mayor Tarter,

The Advisory Board for Recreation and Parks at its meeting on Wednesday December 2, 2015, unanimously adopted a motion fully supporting the Economic Development Authorities proposal to redevelop the downtown mini park into an attractive family oriented plaza area as described in Option 3B of the Olin Architects proposal. The Advisory Board believes the attractive family oriented area will be a positive addition to the Park system in the city and hope that the alley way to the west can be incorporated for walkability and extension of the Park setting. We also believe that this park like setting will contribute to a potential greenway corridor in the city linking many of its parks, as well as serve as a programmable special event space for the Recreation and Parks Department and citizens of Falls Church. We understand funding will come from the EDA.

Sincerely,

Steve Selby

Chair, Advisory Board of Recreation and Parks

Cc: Falls Church Planning Commission
Cc: Economic Development Authority